

NOTICE OF POSSIBLE QUORUM OF THE TOWN OF BUCKEYE COMMUNITY DEVELOPMENT BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE TOWN DEVELOPMENT BOARD AT THIS MEETING.

**TOWN OF BUCKEYE
REGULAR COUNCIL MEETING**

May 16, 2006

AGENDA

**Town Council Chambers
100 N. Apache Road
Buckeye, AZ 85326
7:00 p.m.**

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623 386-4691) 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment. (TTD 623 386-4421)

Members of the Town Council will either attend in person or by telephone conference call or video presentation. Items listed may be considered by the Council in any order.

REVISED AGENDA

Community Development has requested the following changes to Items 7C, 7D, 7G, 7H, and 7I

7C. ...totaling approximately 409.51 acres

7D. ...north of Baseline Road from Rural Residential to General Commercial (GC)

7G. delete "for Benessere"

7H. ...approximately 247.51 acres

7I. ...approximately 289.75 acres

1. Call to Order/Pledge of Allegiance/Roll Call.

Council Action: None.

2. Comments from the Public - Members of the audience may comment on any item of interest.

Council Action: Open Meeting Law does not permit Council discussion of items not specifically on the agenda.

CONSENT AGENDA ITEMS

Approval of items on the Consent Agenda - All items with an () are considered to be routine matters and will be enacted by one motion and vote of the Town Council. There will be no separate discussion of these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.*

***3. Council to consider and if advisable, approve the minutes of the May 2, 2006 Council Workshop and the 2006 Regular Council Meeting as presented.**

***4. Council to consider and if advisable, approve the invoices due by the Town for payment. Copies of invoices are available at Town Hall.**

***5. NEW BUSINESS - CONSENT AGENDA ITEMS**

***5A. Council to consider and if advisable, approve the Map of Dedication (MOD) for Phase 3 South, located south of Thomas Road and east of Verrado Way within the Verrado Master Planned Community. Request by Kurt Jones of Anderson Brody Buchalter Nemer on behalf of Fidelity National Title Company.**

VERRADO MOD06-01

***5B. Council to consider and if advisable, adopt Ordinance 33-06 increasing the corporate limits of the Town by annexing certain territory contiguous to the existing Town Limits of the Town of Buckeye, Arizona, located at the northwest corner of Hazen Road and Rook Road. Request by William Allison of Gallagher & Kennedy, P.A. on behalf of Rooks Road L.L.C. ROOKS ROAD DEVELOPMENT A05-29**

***5C. Council to consider and if advisable, approve the Final Plat for a single-family residential subdivision of 81 lots on approximately 18 acres located south of Yuma Road and east of Dean Road. Request by Eric Froberg of RBF Consulting on behalf of Dean & Yuma, L.L.C. SUNDANCE PARCEL 49a FP05-64**

***5D. Council to consider and if advisable, adopt Ordinance 34-06 increasing the corporate limits of the Town of Buckeye by annexing certain territory within the 20' strip annexation of the Town of Buckeye, Arizona, approximately 78.79 acres generally located on the southeast corner of Lower Buckeye Road and Watson Road. Request by Denise Lacey of RBF Consulting on behalf of Extreme Real Estate Development L.L.C. BENTRIDGE ESTATES A06-02**

***5E. Council to consider and if advisable, adopt Ordinance 35-06 increasing the corporate limits of the Town of Buckeye by annexing certain territory within the 20' strip annexation of the Town of Buckeye, Arizona, approximately 80.79 acres generally located on the southeast corner of MC 85 and Watson Road. Request by Denise Lacey of RBF Consulting on behalf of Cotton Pickin' L.L.C. COTTON PICKIN' A05-32**

***5F. Council to consider and if advisable, adopt Resolution 23-05 amending Section 510 of the Town Personnel Rules & Policies Manual to reflect observation of Memorial Day holiday on the last Monday in May.**

***5G. Council to consider and if advisable, approve/deny request to begin the purchase of the property at 528 E. Monroe Avenue, APN#400-21-137, in the amount of \$157,500 plus commission fees.**

***5H. Council to consider and if advisable, approve funding source for members of Council to attend the Main Street National Convention.**

*Council Action: Possible motion to approve consent agenda items *3, *4, *5A, *5B, *5C, *5D, *5E, *5F, *5G and *5H.*

6. TABLED ITEMS

6A. Council to consider and if advisable, adopt Ordinance 10-06 approving an Area Plan known as "Tartesso Town Center" on approximately 362 acres generally located southeast of Van Buren Street and Sun Valley Parkway; and southeast of Van Buren Street and Turner Road. Request by Stephen Earl on behalf of Stardust Development Inc. STARDUST AP05-08

Council Action: Discussion and possible motion.

6B. Council to consider and if advisable, adopt Resolution 18-06 vacating and abandoning whatever right, title, or interest the Town of Buckeye has in certain Right-of-Way, generally located at the northwest corner of Watson Road and Southern Avenue. Request by RBF Consulting on behalf of D.R. Horton, Dietz-Crane. DR HORTON AB06-02

Council Action: Discussion and possible motion.

6C. Council to consider and if advisable, approve a Map of Dedication (MOD) for Riata Parkway, west of Watson Road and between Roeser and Southern Roads within the Riata West Community. Request by RBF Consulting on behalf of D.R. Horton Inc. – Dietz-Crane RIATA WEST COMMUNITY MOD04-488

Council Action: Discussion and possible motion.

6D. Council to consider and if advisable, approve the Final Plat for Riata West Unit 1, consisting of 435 single family lots generally located west of Riata Parkway within a portion of the south half of Section 28. Riata West is bounded by Watson Road to the east, Apache Road to the west, Roeser Road to the south and Southern Avenue to the north. Request by RBF Consulting on behalf of D.R. Horton Inc. – Dietz-Crane RIATA WEST COMMUNITY FP04-494

Council Action: Discussion and possible motion.

6E. PUBLIC HEARING – A Public Hearing will be conducted to hear citizen input on the proposed Sun Valley Community Master Plan consisting of approximately 5,770 acres generally located north of the Greenway Road Alignment and on both the east and west side of the Sun Valley Parkway. Request by Jay Cooper of Carter & Burgess on behalf of 10 K, L.L.C. , Spurlock Land L.L.C., Spurlock Land Investors 1 Limited Partnership and Spurlock Land Investors 11 Limited Partnership. SPURLOCK CMP04-115

6F. Council to consider and if advisable, adopt Ordinance 26-06 approving both a First Amendment to Development Agreement and the Community Master Plan for the development known as “Sun Valley Villages I and II, a Master Plan Community by WVSV Holdings, L.L.C., on approximately 5,770 acres of land and authorized execution of the First Amendment to Development Agreement. Request by Jay Cooper of Carter & Burgess on behalf of 10 K, L.L.C. , Spurlock Land L.L.C., Spurlock Land Investors 1 Limited Partnership and Spurlock Land Investors 11 Limited Partnership. SPURLOCK CMP04-115

Council Action: Discussion and possible motion.

7. NEW BUSINESS

7A. PUBLIC HEARING – A Public Hearing will be conducted to hear citizen input on the proposed Area Plan for approximately 458 acres generally located at the northeast corners of Rainbow Road and Baseline Road (Maricopa County Route 85) and south of the Southern Pacific Railroad tracks. Requested by Denise Lacey of RBF Consulting on behalf of Withey Anderson & Morris, P.L.C. PORTICO AREA PLAN AP05-04

Council Action: None. Public Hearing only.

7B. Council to consider and if advisable, adopt Resolution 24-06 approving an Area Plan known as Portico on approximately 458 acres generally located at the northeast and northwest corners of Rainbow Road and Baseline Road. Request by Denis Lacey of RBF Consulting on behalf of Withey Anderson & Morris, P.L.C. AP05-04

Council Action: Discussion and possible motion.

7C. Council to consider and if advisable, adopt Ordinance 36-06 amending the Zoning Map of the Town of Buckeye totaling approximately 407.9 acres generally located at the northeast and northwest corners of Rainbow Road and Baseline Road to the Planned Residential (PR) Zoning District. Requested by Denise Lacey of RBF Consulting on behalf of Withey Anderson & Morris, P.L.C. RZ05-29 PORTICO

Council Action: Discussion and possible motion.

7D. Council to consider and if advisable, adopt Ordinance 37-06 amending the Zoning Map of the Town of Buckeye totaling approximately 26.5 acres located on two parcels east of Rainbow Road and north of Baseline Road from Rural Residential (RR) to Planned Community (PC). Requested by Denise Lacey of RBF Consulting on behalf of Withey Anderson & Morris, P.L.C. RZ05-29 PORTICO

Council Action: Discussion and possible motion.

7E. Council to consider and if advisable, adopt Ordinance 38-06 amending the Zoning Map of the Town of Buckeye totaling approximately 24.3 acres on two parcels located at the immediate northeast and immediate northwest corners of Rainbow Road and Baseline Road to the Commercial Center (CC) Zoning District. PORTICO RZ05-29

Council Action: Discussion and possible motion.

7F. PUBLIC HEARING – A Public Hearing will be conducted to hear citizen input on the proposed Area Plan for approximately 540 acres, generally located between Rooks Road and Oglesby Road (SR 85) and MC 85 and Hazen Road. Request by William Lally on behalf of Garth and Elaine Lamb Trust. ENTRADA AREA PLAN AP05-01

Council Action: None. Public Hearing only.

7G. Council to consider and if advisable, adopt Resolution 22-06 approving an Area Plan for Benessere on approximately 540 acres generally located between Rooks Road and Oglesby Road (SR 85) and MC 85 and

Hazen Road. Request by William Lally on behalf of Garth and Elaine Lamb Trust. ENTRADA AREA PLAN AP05-01

Council Action: Discussion and possible motion.

7H. Council to consider and if advisable, adopt Ordinance 39-06 amending the Zoning Map of the Town on approximately 255.3 acres generally located at the northwest corner of Rooks Road and Hazen Road from the Rural Residential (RR) Zoning District to the Planned Residential (PR) Zoning District. Request by William Lally on behalf of Garth and Elaine Lamb Trust. ENTRADA AREA PLAN RZ05-30

Council Action: Discussion and possible motion.

7I. Council to consider and if advisable, adopt Ordinance 40-06 amending the Zoning Map of the Town on approximately 282.3 acres generally located at the southwest corner of Rooks Road and Mc 85 from the General Commerce (GC) and Rural Residential (RR) Zoning Districts to the Planned Community (PC) Zoning District. Request by William Lally on behalf of Garth and Elaine Lamb Trust. ENTRADA AREA PLAN RZ05-30

Council Action: Discussion and possible motion.

7J. Council to consider and if advisable, adopt Ordinance 41-06 increasing the Construction Sales Tax from 2% to 3% for the purpose of funding transportation improvements.

Council Action: Discussion and possible motion.

7K. Council to consider and if advisable, approve the award of a contract for professional engineering services to Malcolm Pirnie, Inc. for the Preparation of Water Systems Emergency Operations Plan, Solicitation Number 2006-PW001 to be funded from Public Works Administration fund.

Council Action: Discussion and possible motion.

7L. Council to consider and if advisable, adopt Ordinance 42-06 amending the Buckeye Town Code, Chapter 20, by adding Article 20-27-1, relating to the formation of Parkway Maintenance Improvement Districts.

Council Action: Discussion and possible motion.

7M. Council to consider and if advisable, approve the Amendment to the Pre-Annexation and Development Agreement by and between the Town, and Trillium West, LLC and JF Properties Inc.

Council Action: Discussion and possible motion.

7N. Council to consider and if advisable, approve Conveyance and Acceptance Agreements, and related Service Agreements, for the following conveyances of public infrastructure, associated with requests from Sundance project developers for reimbursement from Sundance Community Facilities District funds:

- A. Portion of Water Supply Line (Phase 2d) Well #7 and Related Appurtenances**
- B. Portion Yuma Road and Multiple Water Lines (Phase 2d) and Related Appurtenances**
- C. Portion Paving South Sundance Parkway Rainbow to Dean Excluding Parcels 40/41 (Phase 2a/2d) and Related Appurtenances**
- D. Portion Sundance Phase 2d Infrastructure: Sundance Parkway South and Dean Road Street Improvements - Nesbitt Phase 2d Paving Co. #1 and Related Appurtenances**
- E. Portion Traffic Signal Watson and Yuma Roads and Related Appurtenances**
- F. Portion Paving Yuma Rd and Related Appurtenances**
- G. Portion Effluent Line and Related Appurtenances**
- H. Portion Tank Site No. 1 and Related Appurtenances**

I. Portion Landscaping (Phase2a/2c) and Related Appurtenances

J. Parcel 20A offsite sewer and Related Appurtenances

K. Portion Well Supply Line for Well #4 and Related Appurtenances

L. Portion Well #4 Equipping and Related Appurtenances

M. Drill Well #7 and Related Appurtenances

N. Portion Storage Tank Site and Pumps in Phase 2 of the Sundance Water Storage Tank Site and Related Appurtenances

O. Portion Phase 2B Collector Roads: Phase 1D North Sundance Parkway from Parcel 13 to Van Buren (Combs and Calderon) and Related Appurtenances

P. Portion Phase 2B Major Arterial Roads and Related Appurtenances

Q. Portion Phase 1B, 2A & 2C Landscaping and Related Appurtenances

R. Portion Sundance Phase 2c Infrastructure: South Sundance Parkway Paving - Combs and Related Appurtenances

Council Action: Discussion and possible motion.

7O. Presentation by Douglas Allen, Finance Director, on the proposed FY 06/07 budget.

Council Action: Discussion and possible staff direction only.

7P. Presentation by the Town Manager on projects completed during the past year.

Council Action: Discussion and possible staff direction only.

7Q. Council to consider and if advisable, convene into executive session pursuant to A.R.S. 38-431.03 (A) (1) for the purpose of discussion of the evaluation/performance of the Town Manager.

Council Action: Discussion and possible motion.

7R. Council to reconvene from executive session into the regular meeting to discuss the Town Manager's performance evaluation and potential adjustment to the Town Manager's contract and/or compensation.

Council Action: Discussion and possible motion.

8. Town Manager's Report - The Town Manager may provide a brief summary of current events; however, there can be discussion on the following matters:

(1) *Manager's update on Council related matters*

(2) *Update on Legislative issues.*

9. Comments from the Mayor and Council- *Mayor and Council may present a brief summary on current events. The Council may not propose, discuss, deliberate, or take any legal action on information presented. Council may direct inquiries to staff.*

10. Adjournment.

Council Action: Motion to adjourn.